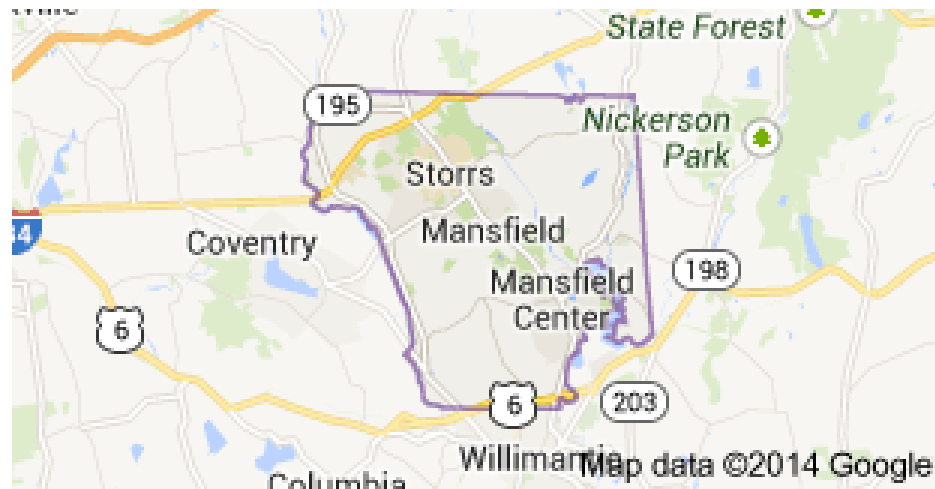


Town of Mansfield 2014 Revaluation Project



What's New

[Our Company](#)[Software Systems](#)[Client Services](#)[News](#)[Support](#)[Taxpayer Information](#)

Vision Government Solutions is a leading supplier of land parcel management software technology and services to local government organizations, enabling efficient assessment, billing, collections, mapping, and permitting.



VGSI CAMA System & Data Conversion

- Contracted by the Town of Mansfield to perform the Revaluation under the direction of the Assessor
- Existing Data is being converted to a new CAMA system
- State of the art technology and ease of use
- Data Mailers will be sent verifying data

Revaluation

- Mandated by the State of Connecticut
- Revaluation every 5 years (with physical inspections required once every 10 years)
- In Connecticut, real property is assessed at 70% of value



Benefits of Revaluation

- Correct disproportionate taxation
- Adjust value for market shifts
- Capture all new construction
- Achieve 70% state mandated assessment ratio



Revaluation Process

Phases Include:

- Data Collection/Verification
- Sales Analysis
- Model Development & Application
- Field Review
- Informal Hearings
- Assessment Finalization

Data Collection/Verification

Using Data mailers, the Assessors Office asks the public to Verify the current information regarding:

- Interior Data
- Exterior Data
- Outbuildings



Development of Assessed Values

Sales Analysis

- Review and analysis of sales - Focusing on arms-length sales between 10/1/2013 and 10/1/2014

Valuation Model Development

- Utilizing the sales data, valuation models are developed in compliance with Connecticut State Statutes

Definition of Market Value

As written in the CAAO Handbook for Connecticut Assessors, “market value is the most probable price in cash that a property would bring in a competitive and open market, assuming that the buyer and seller are acting prudently and knowledgeably, allowing sufficient time for the sale, and assuming that the transaction is not affected by undue pressure.”

Field Review

- Verify appropriate application of models
- Confirm data and value consistency
- Conducted by OPM certified appraisal staff members



Assessment Finalization

Notices

- Property owners notified of the proposed change in assessment

Informal Hearings

- Informal meetings with taxpayers held

Final Adjustments

- Made as necessary
- Statistics generated and filed with State of Connecticut

Ratio Testing Standards

Level of Assessment

- Prescribed range 63%-77%.

Coefficient of Dispersion (COD)

- Overall must be 15% or less.


Price Related Differential


- Range allowed .98 and 1.03.

Unsold Property Test

- Range allowed .95 to 1.05.

Sample Web Access - VGSI.COM

**SUFFIELD,CT**



Welcome

Welcome to the Vision Government Solutions Inc. (formerly known as Vision Appraisal Technology) Assessor's database for the Town of Suffield, CT. The Information provided in this database reflects the assessed valuation for each individual Town of Suffield property as of the Oct. 1, 2013 Grand List [the current revaluation date]. THESE ARE PRELIMINARY VALUES, subject to possible adjustments before finalizing. Title information herein is current to JANUARY 10, 2014. New construction assessments should be verified with the Assessor's Office, as this database may reflect partial values.

[Enter Online Database](#)

You may be prompted to install Silverlight (a free product from Microsoft) after you enter. Follow all the prompts to run the plug-in installer. In some cases, you may need to refresh or restart your browser. If you have any questions please call Vision customer support at 800-628-1013 x2.

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Thank You

- We would like to thank the residents of Mansfield in advance for their support and cooperation during this project.

